

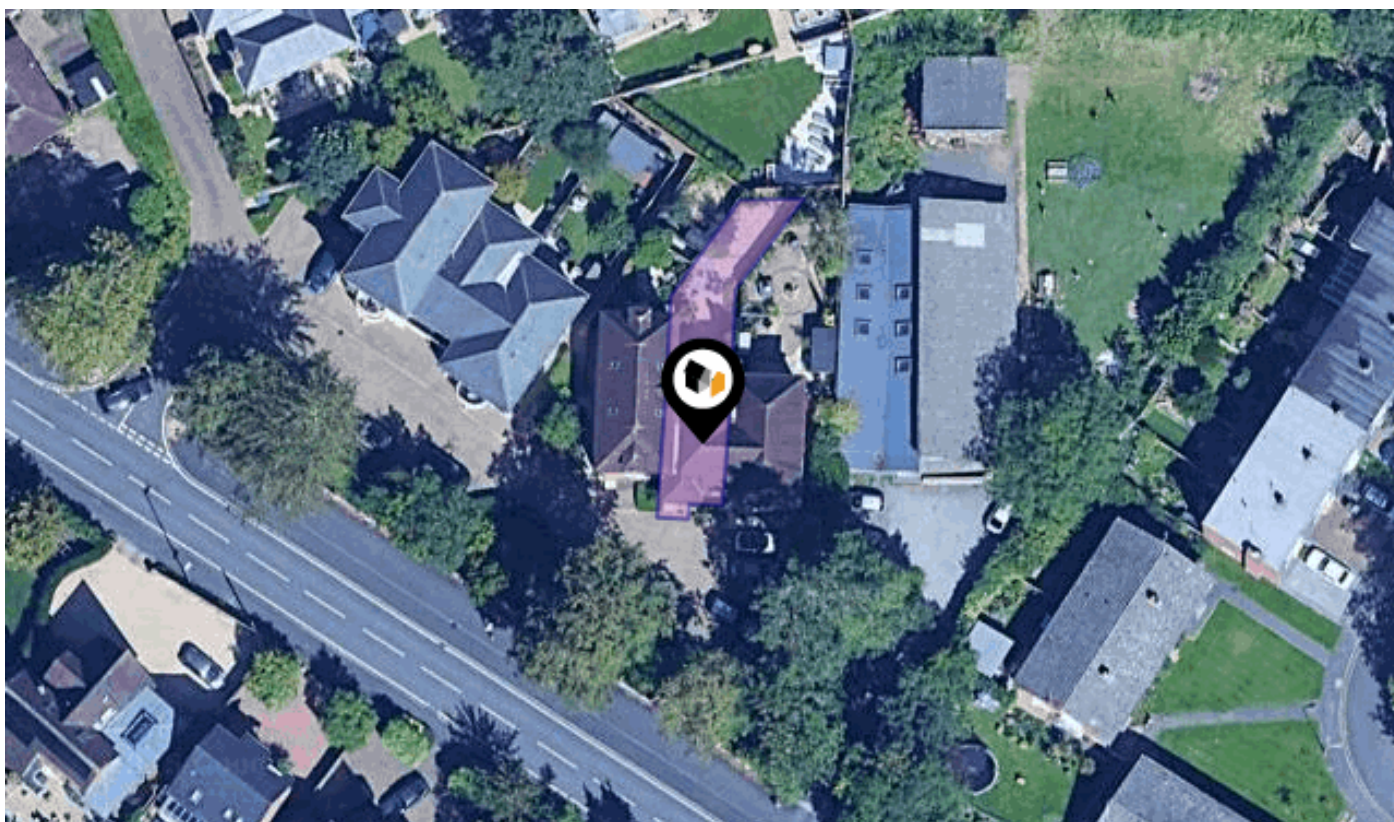


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 05th January 2026



THE FIRS, WINCHESTER, SO22

Offers Over : £650,000

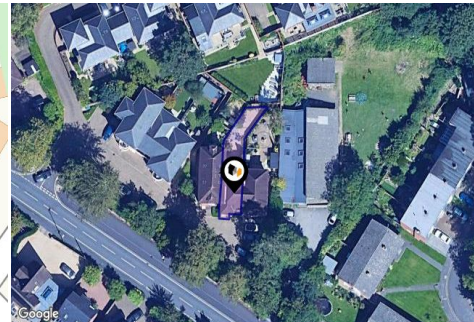
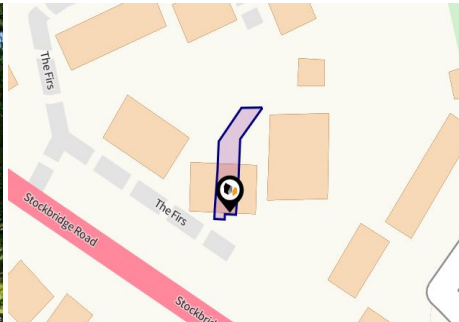
Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com

Property Overview



Property

Type:	Terraced	Offers Over:	£650,000
Bedrooms:	2	Tenure:	Freehold
Floor Area:	1,227 ft ² / 114 m ²		
Plot Area:	0.04 acres		
Year Built :	2005		
Council Tax :	Band E		
Annual Estimate:	£2,751		
Title Number:	HP656186		

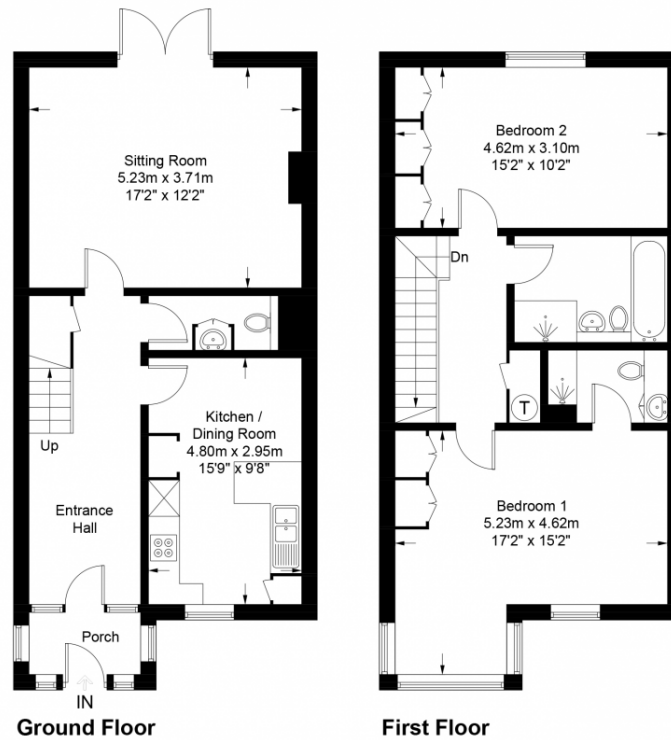
Local Area

Local Authority:	Hampshire	Estimated Broadband Speeds		
Conservation Area:	No	(Standard - Superfast - Ultrafast)		
Flood Risk:		8	80	1000
● Rivers & Seas	Very low	mb/s	mb/s	mb/s
● Surface Water	Very low			
Mobile Coverage:		Satellite/Fibre TV Availability:		
(based on calls indoors)				



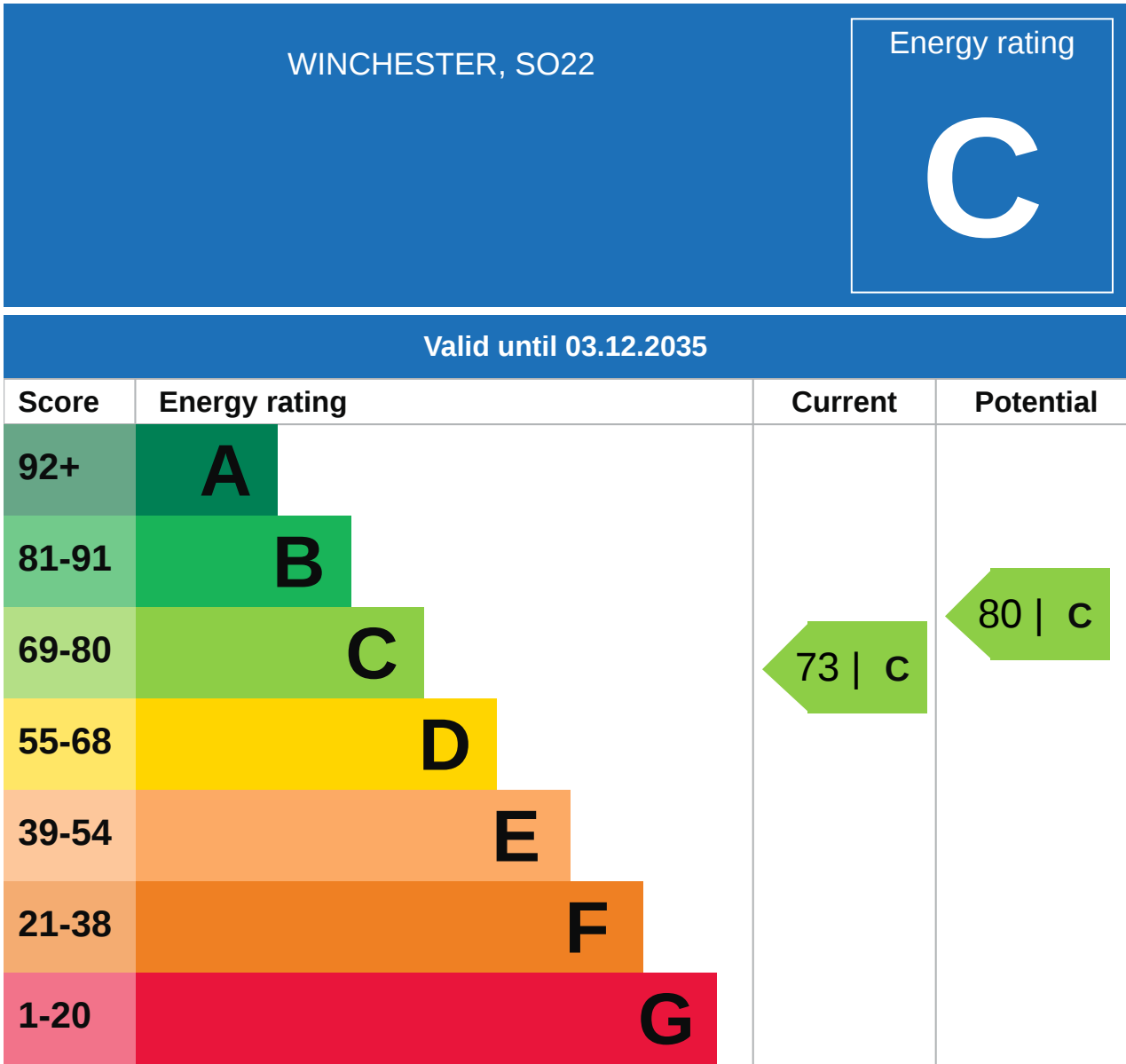
THE FIRS, WINCHESTER, SO22

Approximate Gross Internal Area = 114.9 sq m / 1237 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Emzo Marketing (ID1261074)

Property EPC - Certificate



Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Below average lighting efficiency
Lighting Energy:	Poor
Floors:	Solid, insulated (assumed)
Secondary Heating:	Room heaters, electric
Air Tightness:	(not tested)
Total Floor Area:	114 m ²

1, The Firs, Winchester, SO22 6BD

Last Sold Date:	06/12/2024	30/04/2004
Last Sold Price:	£1,250,000	£675,000

6, The Firs, Winchester, SO22 6BD

Last Sold Date:	13/10/2022	31/08/2005
Last Sold Price:	£280,000	£200,000

8, The Firs, Winchester, SO22 6BD

Last Sold Date:	23/03/2022	24/08/2007	05/11/2004
Last Sold Price:	£258,000	£242,000	£216,195

7, The Firs, Winchester, SO22 6BD

Last Sold Date:	03/03/2022	20/11/2012	03/12/2004
Last Sold Price:	£270,000	£215,000	£205,000

5, The Firs, Winchester, SO22 6BD

Last Sold Date:	08/02/2022	25/05/2004
Last Sold Price:	£1,148,000	£650,000

15, The Firs, Winchester, SO22 6BD

Last Sold Date:	15/05/2019	05/11/2004
Last Sold Price:	£580,000	£360,000

9, The Firs, Winchester, SO22 6BD

Last Sold Date:	18/01/2019	22/03/2005
Last Sold Price:	£550,000	£365,000

10, The Firs, Winchester, SO22 6BD

Last Sold Date:	19/12/2012	08/09/2009	26/11/2004
Last Sold Price:	£435,000	£407,500	£450,000

11, The Firs, Winchester, SO22 6BD

Last Sold Date:	07/10/2011	22/07/2005
Last Sold Price:	£345,000	£250,000

12, The Firs, Winchester, SO22 6BD

Last Sold Date:	14/10/2005
Last Sold Price:	£289,950

14, The Firs, Winchester, SO22 6BD

Last Sold Date:	22/03/2005
Last Sold Price:	£377,000

4, The Firs, Winchester, SO22 6BD

Last Sold Date:	29/04/2004
Last Sold Price:	£553,000

NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market Sold in Street



2, The Firs, Winchester, SO22 6BD

Last Sold Date:	31/03/2004
Last Sold Price:	£595,000

3, The Firs, Winchester, SO22 6BD

Last Sold Date:	31/03/2004
Last Sold Price:	£557,000

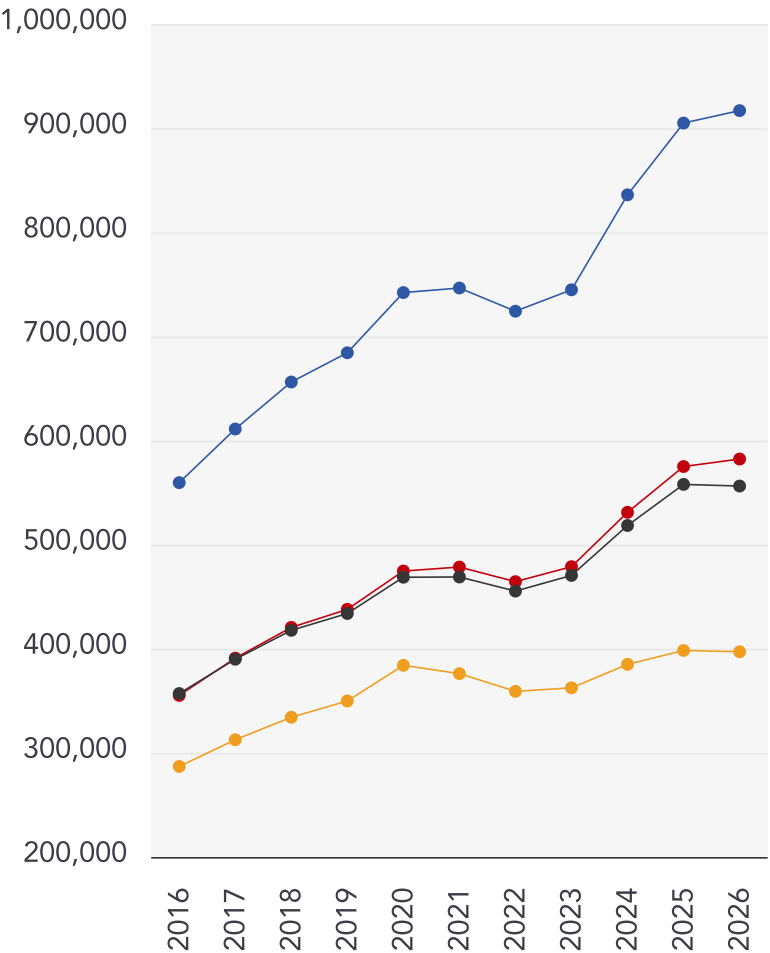
NOTE: In this list we display up to 6 most recent sales records per property, since 1995.

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in SO22



Detached

+63.86%

Semi-Detached

+63.92%

Terraced

+55.82%

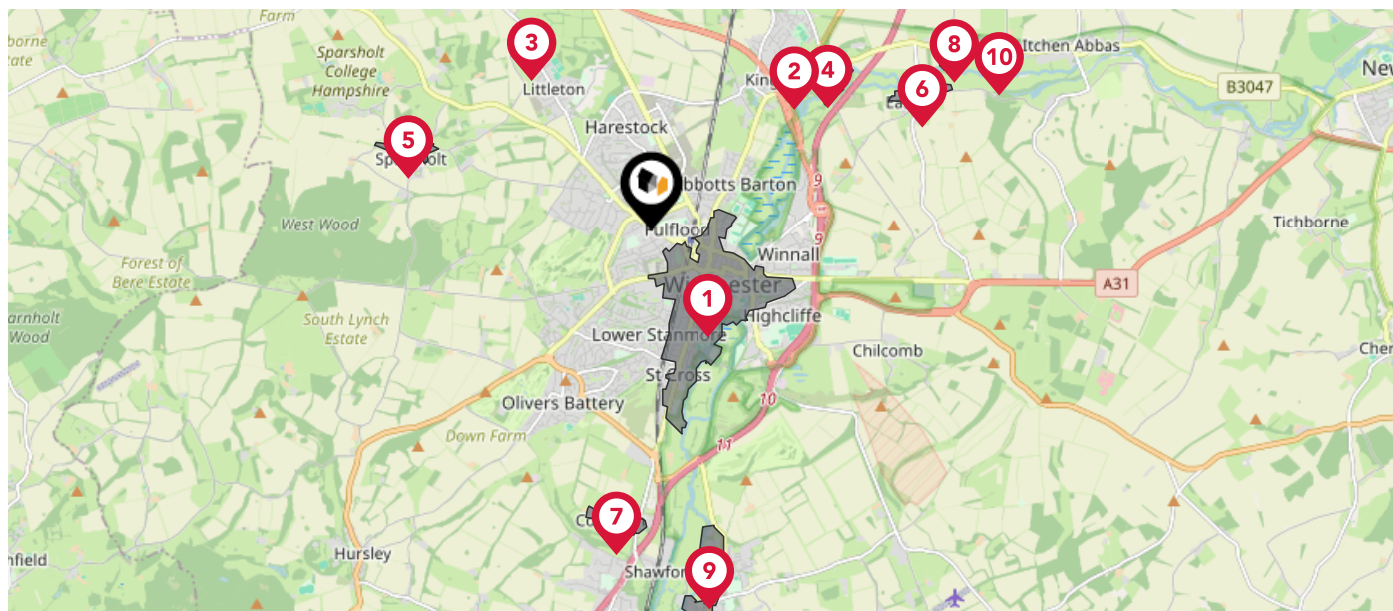
Flat

+38.37%

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

1

Winchester

2

Kings Worthy

3

Littleton

4

Abbots Worthy

5

Sparsholt

6

Easton

7

Compton Street

8

Martyr Worthy

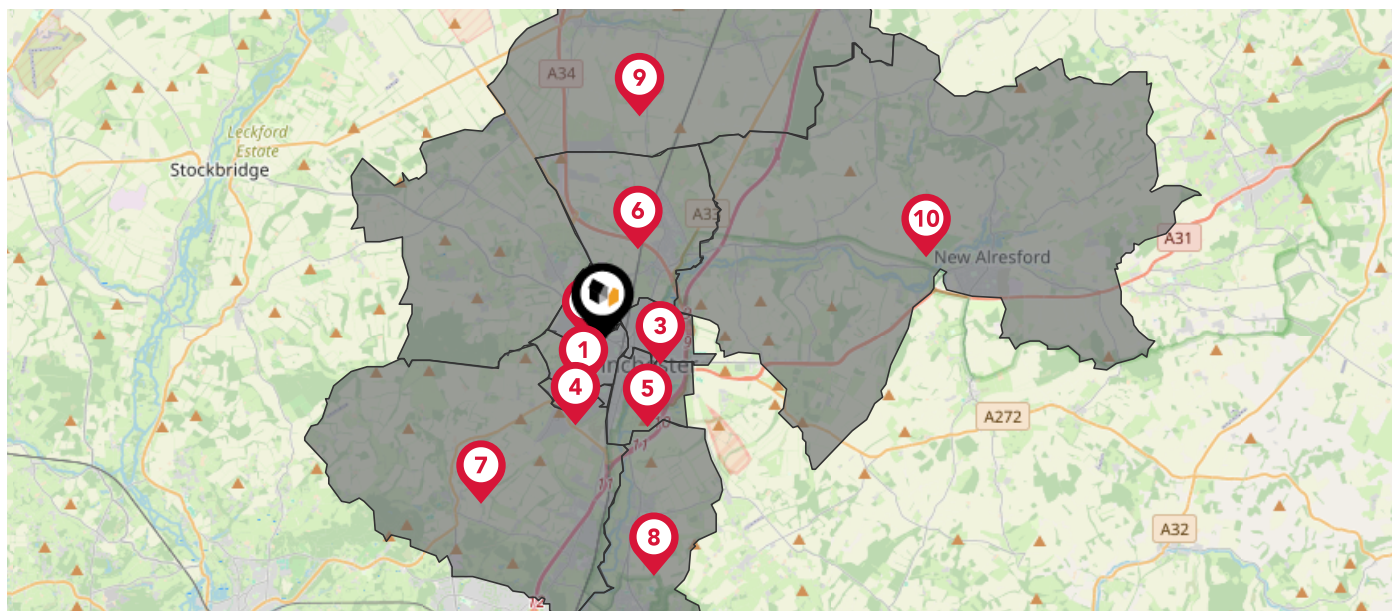
9

Twyford

10

Chilland

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards

1

St. Paul Ward

2

St. Barnabas Ward

3

St. Bartholomew Ward

4

St. Luke Ward

5

St. Michael Ward

6

The Worthys Ward

7

Badger Farm & Oliver's Battery Ward

8

Colden Common & Twyford Ward

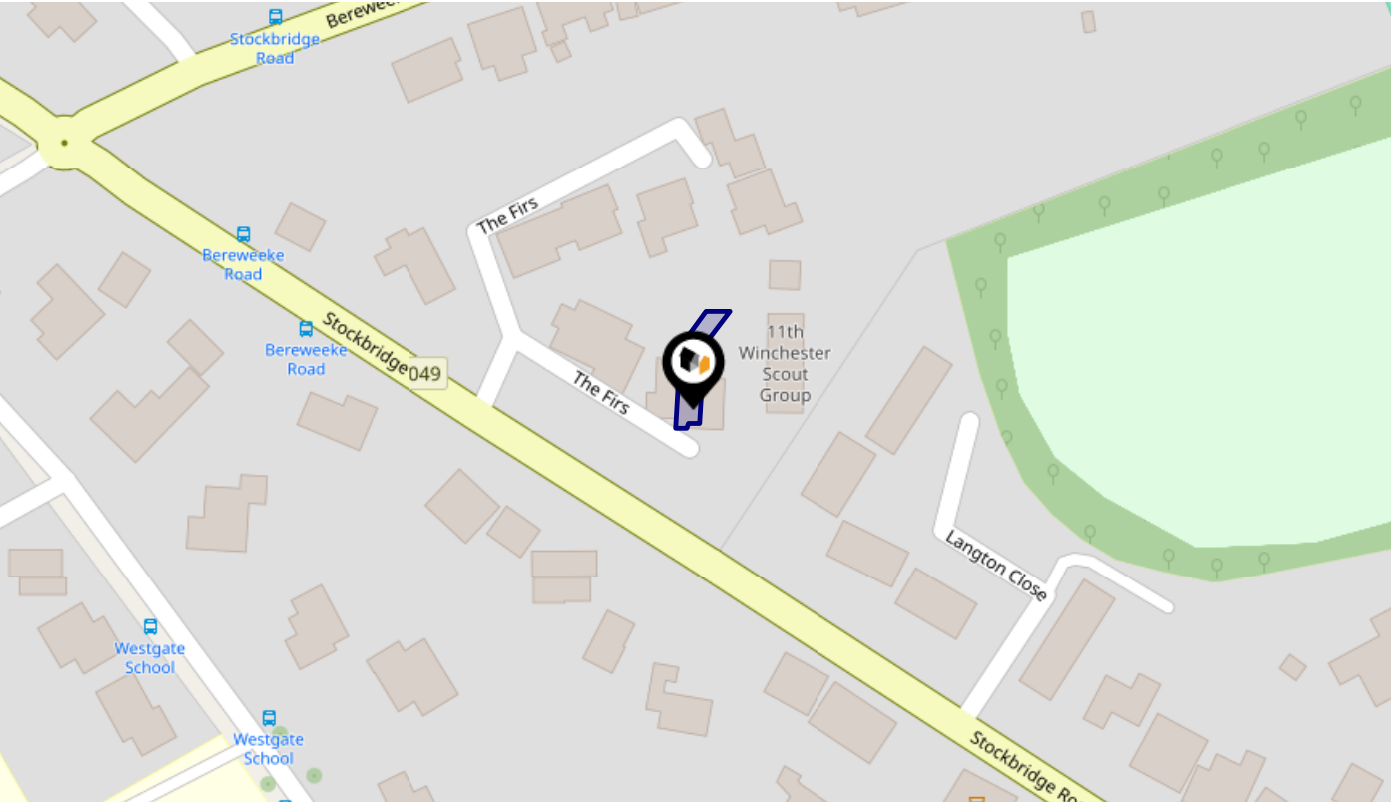
9

Wonston & Micheldever Ward

10

Alresford & Itchen Valley Ward

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	<div></div>
4		70.0-74.9 dB	<div></div>
3		65.0-69.9 dB	<div></div>
2		60.0-64.9 dB	<div></div>
1		55.0-59.9 dB	<div></div>

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

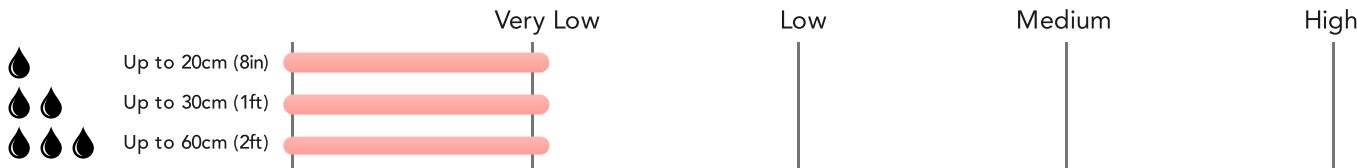


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

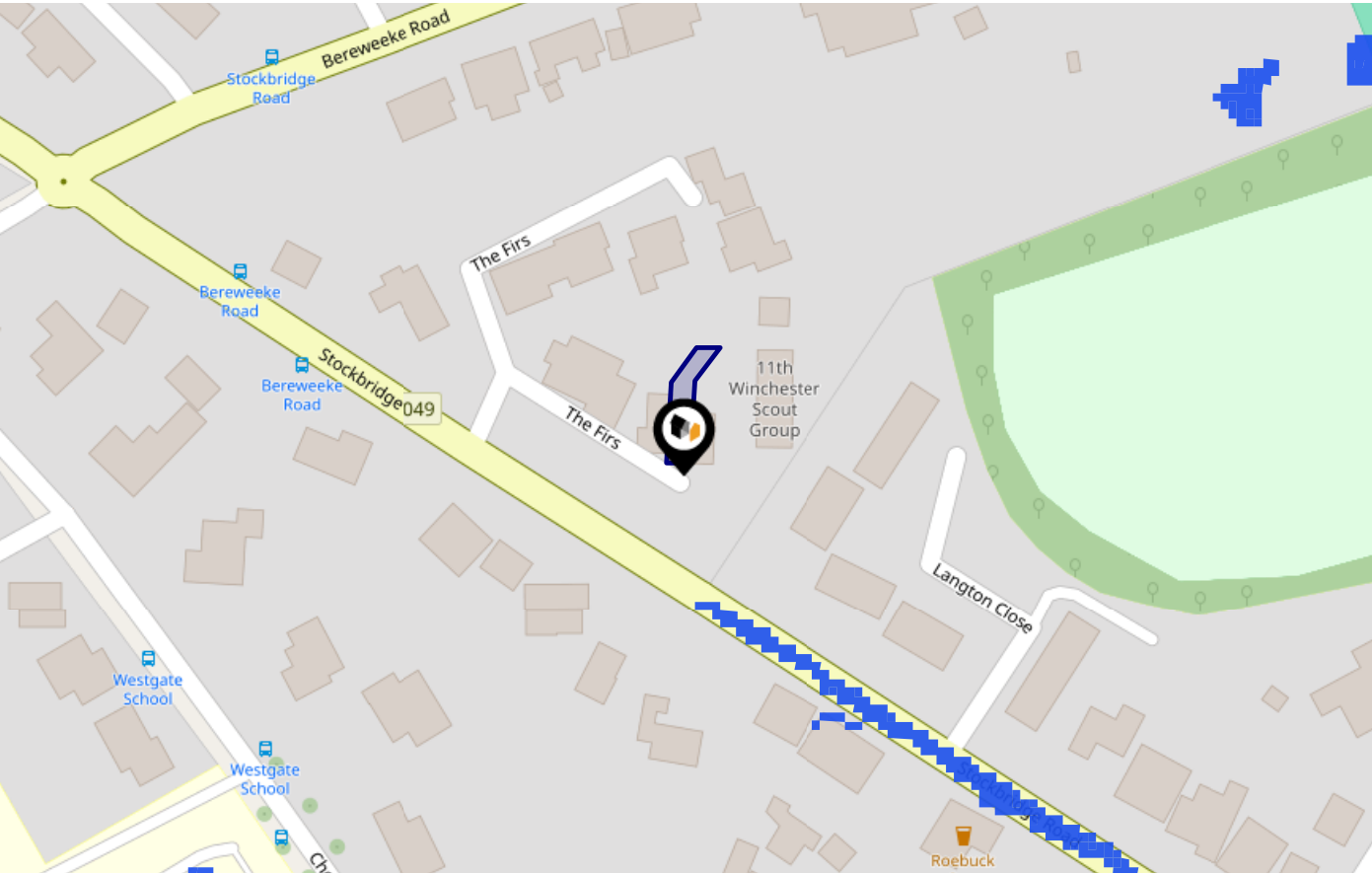
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

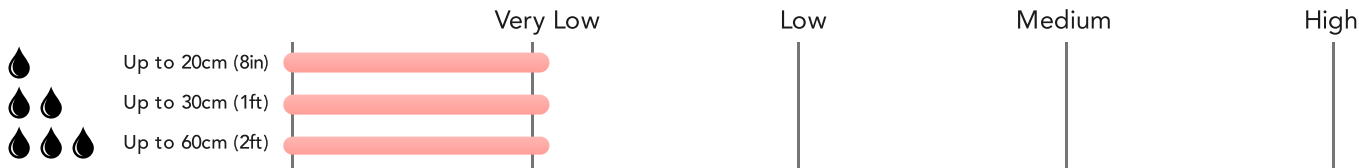


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

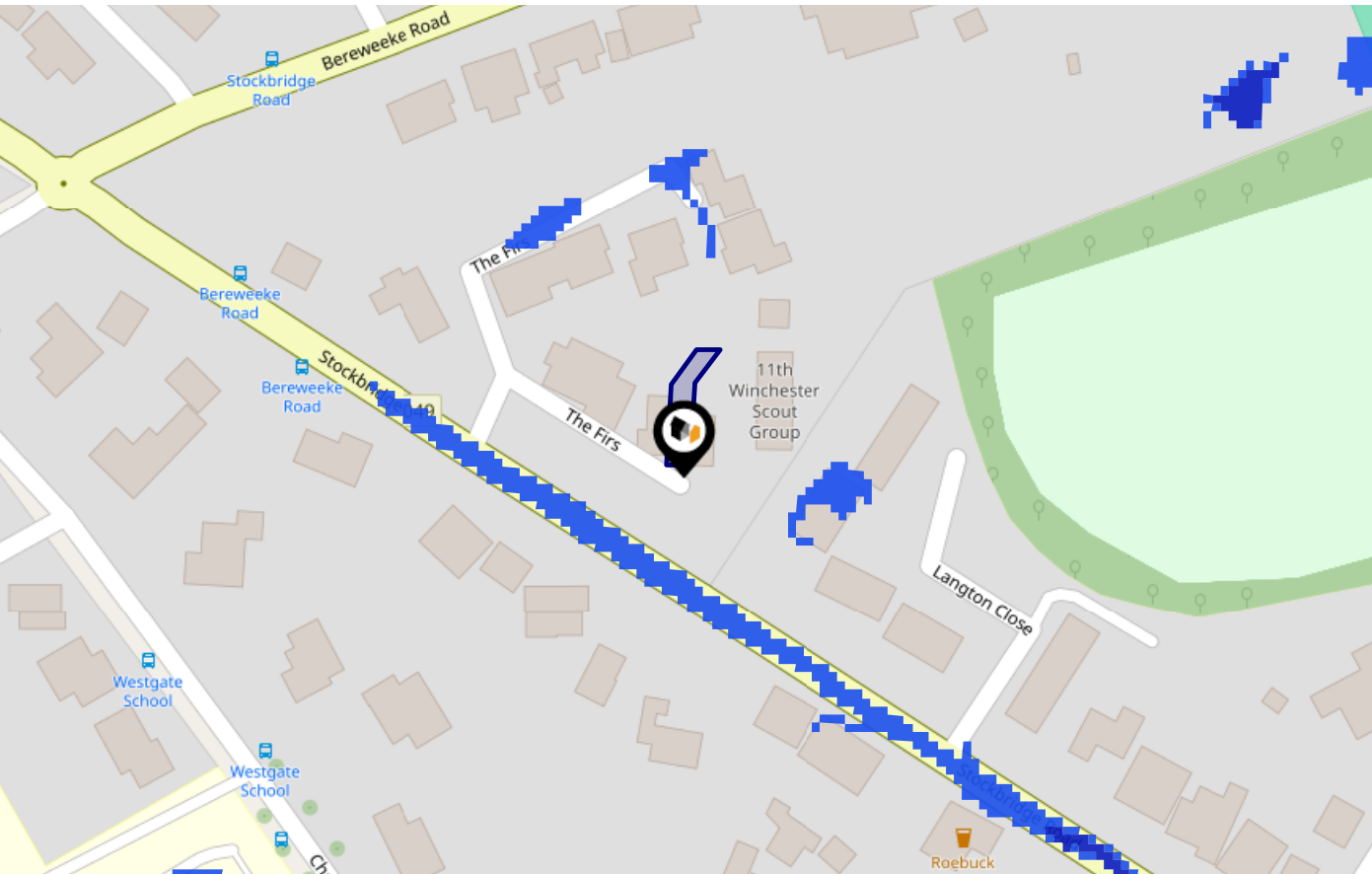
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.



Risk Rating: Very low

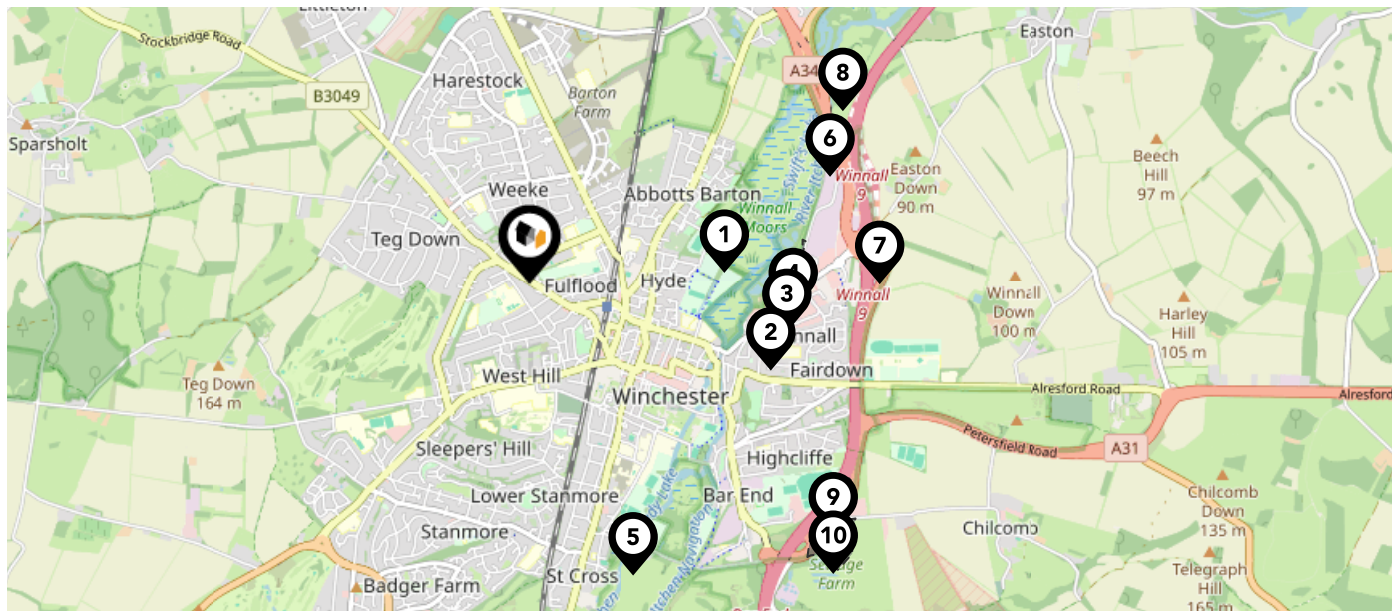
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:



This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



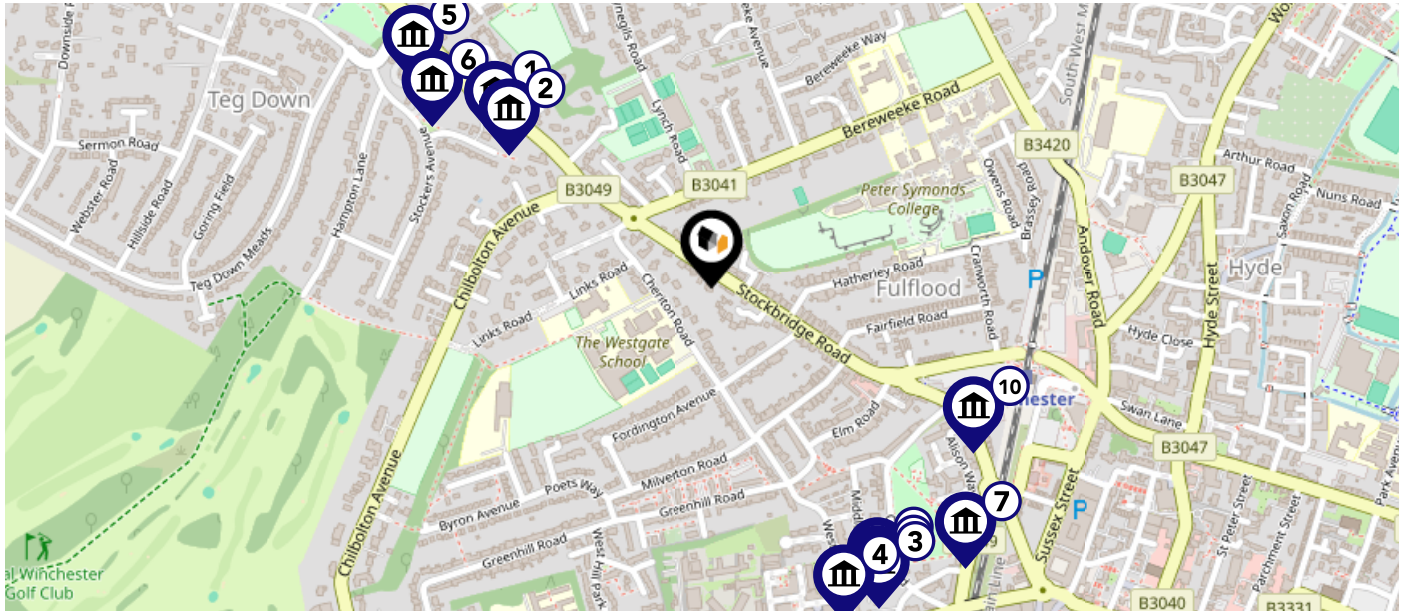
Nearby Landfill Sites

1	Nuns Road-Winchester, Hampshire	Historic Landfill
2	Railway Cutting-Winnal Valley Road, Winchester, Hampshire	Historic Landfill
3	Disused Railway Cutting at Easton Lane-Winchester, Hampshire	Historic Landfill
4	Winnall-Winchester, Hampshire	Historic Landfill
5	Garnier Road Pumping Station-Winchester, Hampshire	Historic Landfill
6	Land Between Old Newbury Railway and A33-Land Between Old Newbury Railway and A33 at Winnall	Historic Landfill
7	Spitfire Link-Easton Lane, Winchester	Historic Landfill
8	Land Adjacent to Winchester Bypass-Abbotts Worthy, Hampshire	Historic Landfill
9	King George V Playing Fields-Winchester	Historic Landfill
10	Land At Morestead Waste Water Treatment Works-Morestead Waste Water Treatment Works, Morestead Road, Winchester, Hampshire	Historic Landfill

Maps

Listed Buildings

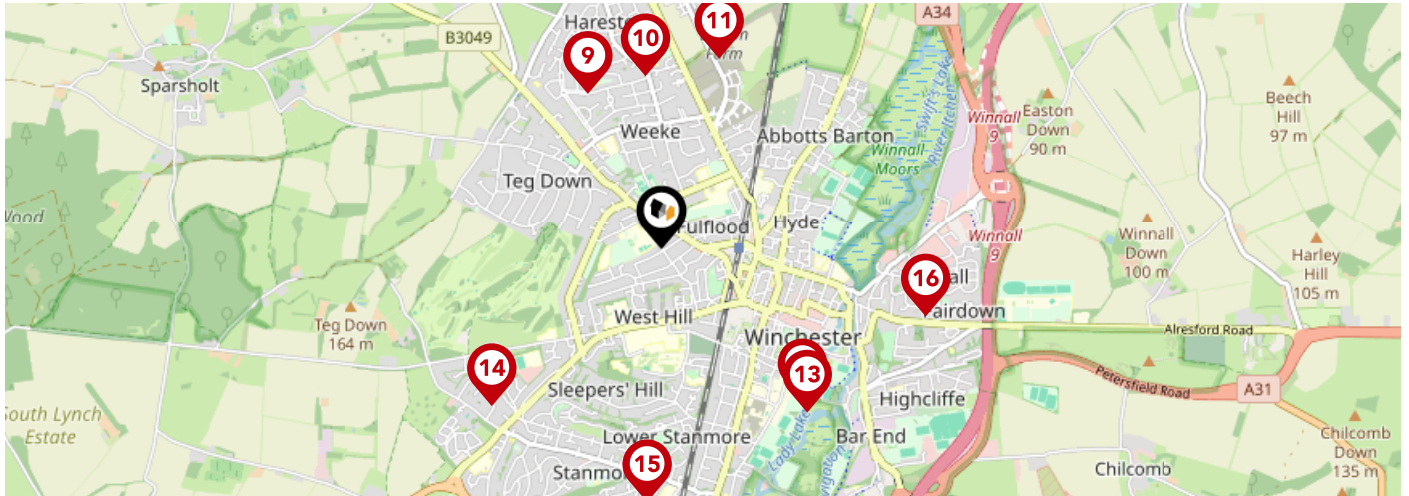
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district		Grade	Distance
	1350726 - Church Cottage	Grade II	0.3 miles
	1095338 - Church Of St Matthew	Grade II	0.3 miles
	1095507 - 8 And 9, Clifton Road	Grade II	0.4 miles
	1295882 - West End House	Grade II	0.4 miles
	1350725 - Milestone	Grade II	0.4 miles
	1174056 - Weeke Manor	Grade II	0.4 miles
	1296979 - Littlehales Memorial Drinking Fountain	Grade II	0.4 miles
	1296974 - 11 And 12, Clifton Road	Grade II	0.4 miles
	1350655 - 10, Clifton Road	Grade II	0.4 miles
	1271988 - Church Of St Paul	Grade II	0.4 miles



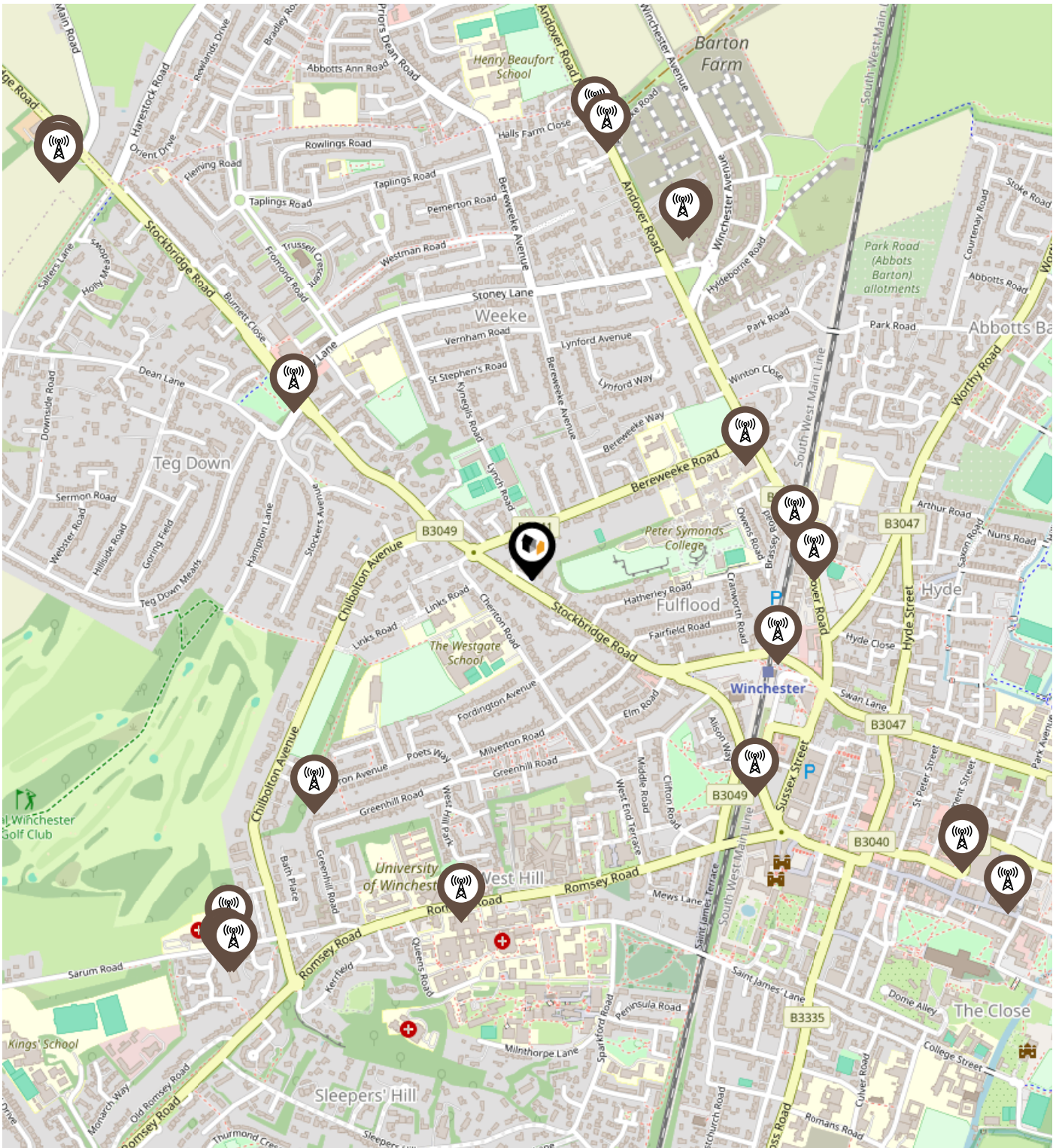
		Nursery	Primary	Secondary	College	Private
1	The Westgate School Ofsted Rating: Outstanding Pupils: 1626 Distance:0.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Lanterns Nursery School and Extended Services Ofsted Rating: Outstanding Pupils: 108 Distance:0.24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Peter Symonds College Ofsted Rating: Outstanding Pupils:0 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Western Church of England Primary School Ofsted Rating: Good Pupils: 391 Distance:0.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Weeke Primary School Ofsted Rating: Good Pupils: 397 Distance:0.48	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Osborne School Ofsted Rating: Outstanding Pupils: 223 Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Swanwick Lodge Ofsted Rating: Not Rated Pupils:0 Distance:0.63	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Bede Church of England Primary School Ofsted Rating: Outstanding Pupils: 415 Distance:0.72	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Harestock Primary School Ofsted Rating: Good Pupils: 197 Distance:0.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Henry Beaufort School Ofsted Rating: Good Pupils: 1047 Distance:0.8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Barton Farm Primary Academy Ofsted Rating: Outstanding Pupils: 168 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	The Pilgrims School Ofsted Rating: Not Rated Pupils: 235 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Winchester College Ofsted Rating: Not Rated Pupils: 726 Distance:1.02	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Kings' School Ofsted Rating: Good Pupils: 1794 Distance:1.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Stanmore Primary School Ofsted Rating: Requires improvement Pupils: 187 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Winnall Primary School Ofsted Rating: Good Pupils: 190 Distance:1.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

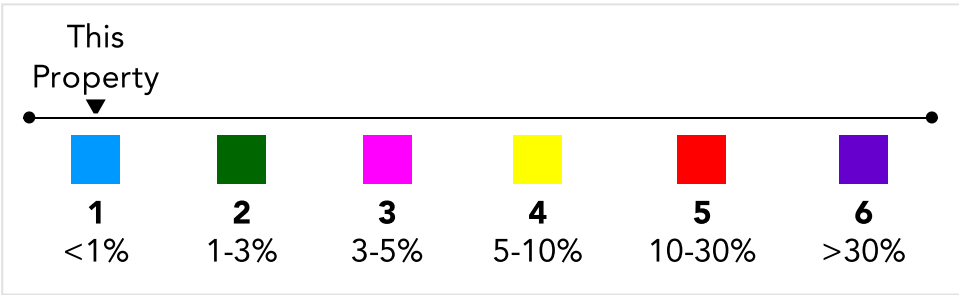
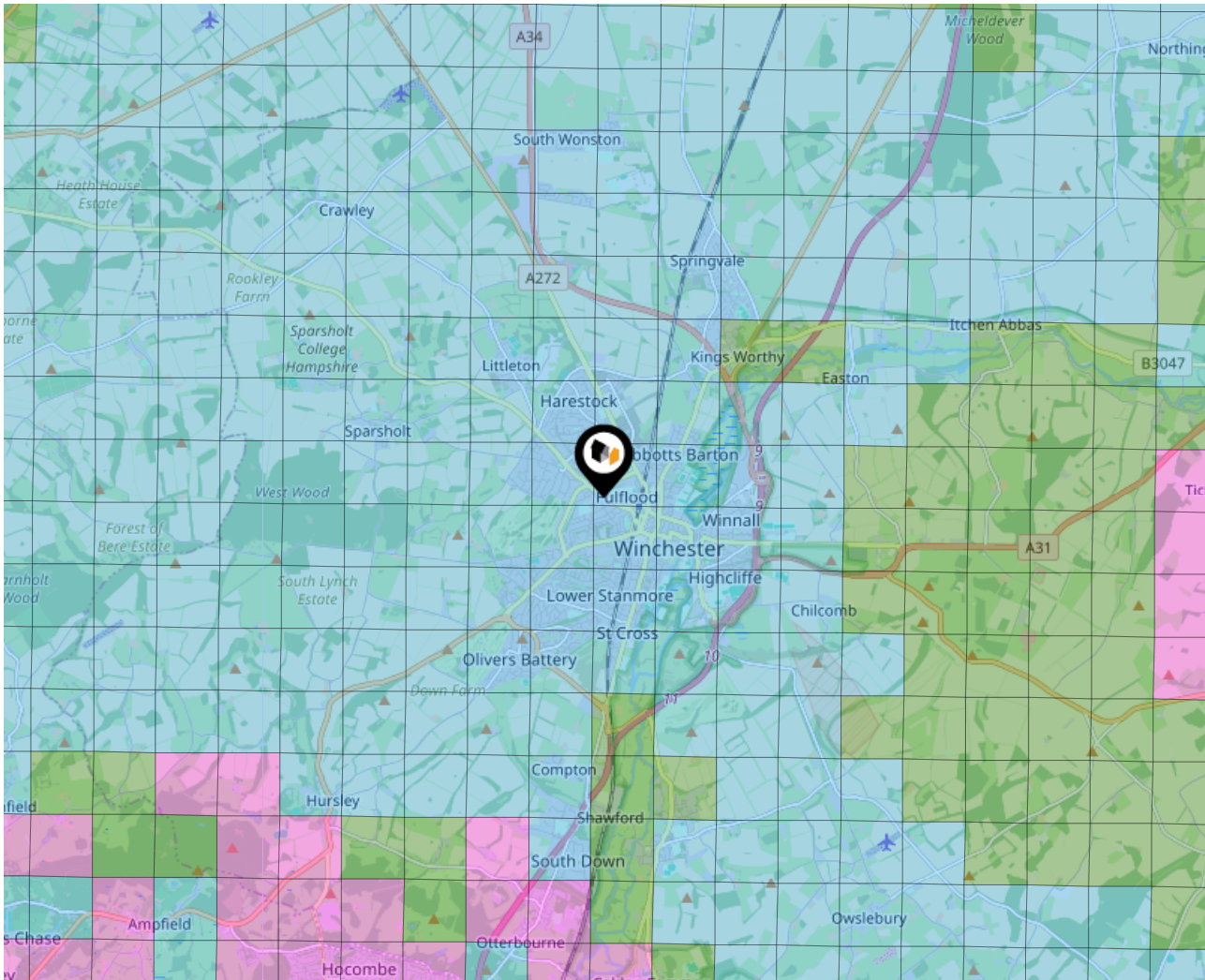


Key:

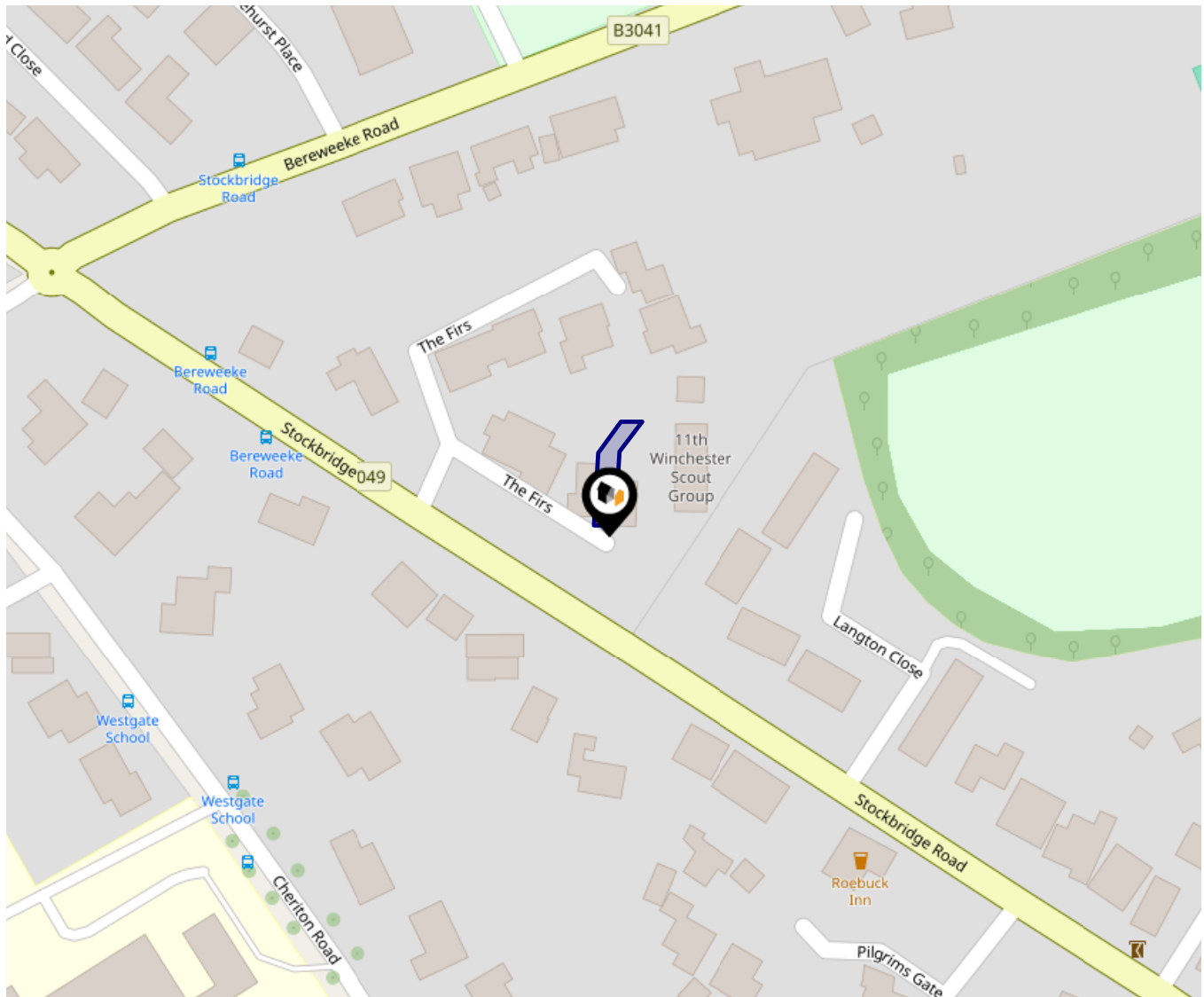
-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB



Sam Kerr-Smiley

Sam and Nony are independent estate agents specialising in selling houses in and around Winchester. They take total and personal responsibility for each home – from valuing it initially, attending the photography sessions to ensure that it looks as good as it possibly can for the marketing material. They undertake all the viewings themselves and get to know each home really well, negotiating the offers, and then personally manage each sale through to exchange and completion.

It is their strong belief that they offer an approach that manages to be both powerful and unique, whilst never forgetting that their clients are the single most important aspect both of their personal business, and that of Martin and Co with whom they work and sit under the legal compliance and infrastructure of.

Testimonial 1



After going through the process of selling and buying simultaneously, I realised how exceptional this duo is! Always direct, no airs and graces, pure professionalism. Always one point of contact "Nony" Whatever time of day. She never sugar coats and a massive support through a nail-biting process. I would highly recommend Nony to anyone looking to sell their property! Thank you!

Testimonial 2



Nony and Sam aren't your typical estate agents. From the outset, they were by far the most interested in helping us, and they really cared. There was SO much back and forth with surveyors etc due to the age of the property, and they guided us through that process, and cajoled the many different agents and solicitors in the chain to get us over the line. Thanks so much Nony and Sam! You guys are first class.

Testimonial 3



Nony engages deeply with all parties involved to make the difficult and fraught process of buying and selling a property much easier. Her knowledge of the Winchester property market, and her warm but realistic approach to getting a sale done, sets her apart from many of her peers. Nony loves what she does, looks after everyone involved and keeps all parties focused on completing the deal.



/MartinCoWinchester



/MAC_Winchester

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Sam Kerr-Smiley or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Sam Kerr-Smiley and therefore no warranties can be given as to their good working order.

Sam Kerr-Smiley

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Sam Kerr-Smiley

07801 056784

sam@nonykerr-smiley.com

www.nonykerr-smiley.com



Valuation Office
Agency

